Karen Y Johnson Davidson County
Batch# 164513 DEEDQC
11/21/2018 02:58:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20181121-0114799

THIS INSTRUMENT PREPARED BY:
Phillip G. Hord III (017760)
Phillip G. Hord III, Attorney at Law
6509 Brantford Ct.
Plano, TX 75093

WHEN RECORDED RETURN TO:
Janet M. Tott
1501 White Pine Court
Nashville, TN 37214

SEND TAX BILLS TO:
Janet M. Tott
1501 White Pine Court
Nashville, TN 37214

NEW OWNER'S MAILING ADDRESS:
Janet M. Tott
1501 White Pine Court
Nashville, TN 37214

MAP-PARCEL NUMBER(S): 108040B03200CO
64996038
47555663

QUITCLAIM DEED

341561995 3

THIS INDENTURE, made this 13 day of Nov 2018, by and between Janet M. Tott, Trustee of The Janet Tott Trust, dated 04/20/2016, hereinafter referred to as "Grantor", and Janet M. Tott, an unmarried woman, hereinafter referred to as "Grantee".

WITNESSETH: that, for and in consideration of One Dollars ($1.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, Grantor hereby quitclaims and conveys unto Grantee and his heirs and assigns, all of his right, title and interest in and to the following described real estate, situated and being in Davidson County, State of Tennessee:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 32 ON THE FINAL PLAT OF WHITE PINE ESTATES, A RESIDENTIAL PLANNED UNIT DEVELOPMENT OF RECORD IN INSTRUMENT NO. 20000713-0069319, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF SAID LOT.

Property Address: 1501 White Pine Court, Nashville, TN 37214

Being the same property conveyed to Grantor by deed dated April 20, 2016 which deed was recorded at Instrument/Case No. 20160420-0038512 in the Land Records for Davidson County on April 20, 2016.

SUBJECT TO all, if any, existing taxes, assessments, liens, encumbrances, valid easements, rights of way, covenants, conditions, reservations and restrictions of record.

This transfer is exempt from excise tax pursuant to T.C.A. 67-4-409(a)(3)(F): "Transfers by a transferor of real estate to a revocable living trust created by the same transferor or by a spouse of the transferor, or transfers by the trustee of a revocable living trust back to the same transferor or to the transferor's spouse."

No title examination has been performed with the preparation of this deed.

The terms "Grantor" and "Grantee" herein shall be construed to include all genders and singular or plural as the context indicates or requires.

WITNESS: the signature of the Grantor the day and year first above written.

Janet M. Tott, Trustee of The Janet Tott Trust, dated 04/20/2016, Grantor

STATE OF TN

COUNTY OF Davidson

On this 13 day of Nov, 2018, before me personally appeared Janet M. Tott, Trustee of The Janet Tott Trust, dated 04/20/2016, to me known to be the person (or persons) described in and who executed in my presence the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Notary Public (Signature of Notary Public)

RODRIGUEZ TURNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

(OFFICIAL SEAL)

Rodriguez Turner
(Printed Name of Notary Public)

My Commission Expires: 5/20/2020

☐ Personally Known OR
☑ Produced Identification [Type of Identification Produced]: TNDL

AFFIDAVIT OF VALUE

STATE OF TN

COUNTY OF Davidson

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $1.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

WITNESS the signature of the Affiant.

Janet M. Tott

Janet M. Tott, Trustee of The Janet Tott Trust, dated 04/20/2016, Affiant

Sworn to (or affirmed), subscribed and acknowledged before me this 13 day of Nov, 2018, Janet M. Tott, Trustee of The Janet Tott Trust, dated 04/20/2016.

RODRIGUEZ TURNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

(OFFICIAL SEAL)

Notary Public (Signature of Notary Public)

Rodriguez Turner
(Printed Name of Notary Public)

My Commission Expires: 5/6/2020

☐ Personally Known OR
☑ Produced Identification [Type of Identification Produced]: TNDL

EXHIBIT "A"

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 32 ON THE FINAL PLAT OF WHITE PINE ESTATES, A RESIDENTIAL PLANNED UNIT DEVELOPMENT OF RECORD IN INSTRUMENT NO. 20000713-0069319, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF SAID LOT.

For Informational Purposes Only:

Being the same property conveyed to Janet M. Tott, Trustee of The Janet Tott Trust, dated 04/20/2016 by deed dated April 20, 2016 which deed was recorded at Instrument/Case No. 20160420-0038512 in the Land Records for Davidson County, Tennessee on April 20, 2016. Thereafter, the property was conveyed by Janet M. Tott, Trustee of The Janet Tott Trust, dated 04/20/2016 by deed Dated _____ and recorded in Book _____ at Page _____ in the Land Records for Davidson County, Tennessee.

MAP-PARCEL NUMBER(S): 108040B03200CO

Property Address: 1501 White Pine Court, Nashville, TN 37214

True Copy Certification

I, Betsy Lanzotti, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Michigan

County of Wayne

Personally appeared before me, Jessica N Johnson, a notary public for this county and state, Betsy Lanzotti who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature
Jessica N Johnson

My Commission Expires: April 25, 2022
Notary' Seal (if on paper)

JESSICA N. JOHNSON
Notary Public, State of Michigan
County of Wayne
My Commission Expires Apr. 25, 2022
Acting in the County of Wayne